

OK

WARRANTY DEED

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78142

KNOW ALL MEN BY THESE PRESENTS, That

JAMES H. RAINWATER AND SHIRLIE A. RAINWATER, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MT ACCOMMODATORS, INC.,
hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situate in the SW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and more particularly described as follows: Beginning at a point on the South line of Bristol Avenue which is North 89°32'55" East a distance of 1,516.15 feet and South 0°27'05" East a distance of 30.0 feet from the Northwest corner of the S $\frac{1}{4}$ S $\frac{1}{4}$ N $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11, said point also being the Northwest corner of Tract No. 1026, The Meadows; thence continuing South 00°27'05" East along the West line of The Meadows a distance of 144.0 feet to a point; thence South 89°32'55" West, parallel with the South line of Bristol Avenue, a distance of 110.0 feet to a point; thence North 00°27'05" West, parallel with the West line of The Meadows, a distance of 144.0 feet to a point on the South line of Bristol Avenue; thence North 89°32'55" East along said South line a distance of 110.0 feet to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

See attached Exhibit A

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 100,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of August, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of Curry } ss.
August 10, 1987

STATE OF OREGON, County of } ss.

Personally appeared _____ and

_____, who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/29/88

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MT Accomidators, Inc
238 South Orange Ave., Suite 207
Brea, California 92621
NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address.

MT Accomidators, Inc
238 South Orange Ave., Suite 207
Brea, California 92621
NAME, ADDRESS, ZIPSPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

EXHIBIT A

SUBJECT TO:

14678

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of the Klamath Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Rules, regulations, liens and assessments of Meadows Improvement District.
5. Conditional Assignment of Rents, including the terms and provisions thereof, recorded November 21, 1973, in Volume M73 page 15288, Mortgage records of Klamath County, Oregon.
6. Agreement, including the terms and provisions thereof, recorded April 24, 1976 in Volume M76 page 5337, records of Klamath County, Oregon.
7. Mortgage, including the terms and provisions thereof, recorded November 21, 1973, in Volume M73 page 15286, Mortgage records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls, of which Grantees herein agree to assume and pay.



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Company
on this 14th day of August A.D. 19 87
at 2:49 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 14677.

Evelyn Biehn, County Clerk

By Pam Smith

Deputy.

Fee, \$14.00